



**3 Bedroom House - Terraced**  
**located on Henley Road, Coventry**  
**£160,000**

 **UP Estates**



NO UPWARD CHAIN | THREE BEDROOM HOME |  
DOWNSTAIRS WC | PRIVATE REAR GARDEN | GREAT  
LOCATION

Offered to the market with no upward chain, this well presented three bedroom home is ideally situated close to local amenities, Courthouse Green Primary School and University Hospital Coventry & Warwickshire. A bus route located directly outside the property provides convenient access to the hospital, making this an excellent choice for families, first time buyers and healthcare professionals.

The accommodation begins with a welcoming entrance hall, complemented by a useful downstairs WC and a handy storage cupboard. The spacious kitchen offers ample cupboard and worktop space, while the bright lounge diner provides an excellent space for both relaxing and entertaining.

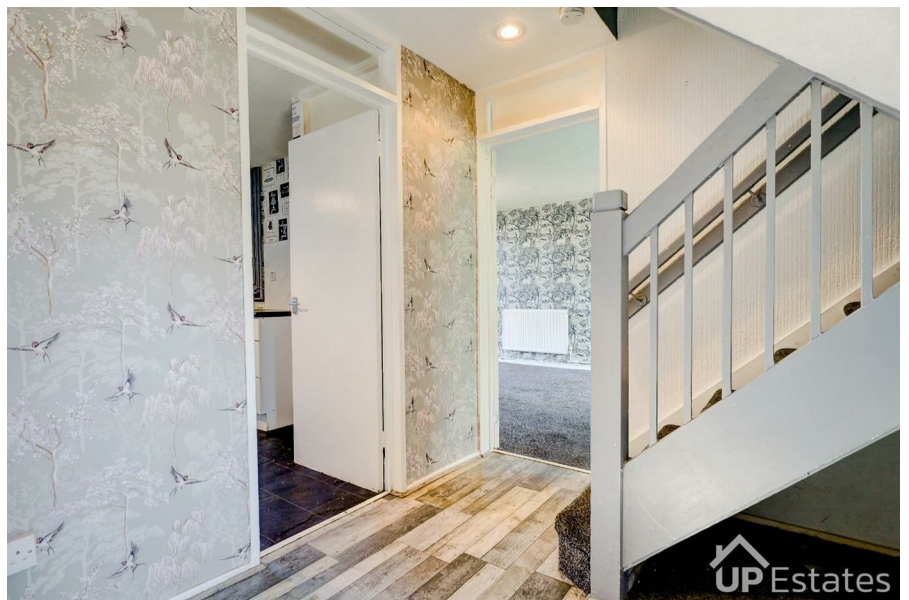
Upstairs, the property comprises two spacious double bedrooms, a generous single bedroom and a modern family bathroom.

Externally, the property benefits from a well maintained private rear garden, ideal for enjoying the outdoors, along with a useful outdoor store room providing additional storage. To the front is a neatly maintained front garden.

This is a fantastic opportunity to purchase a spacious home in a convenient and well connected location.

£160,000

- NO UPWARD CHAIN
- THREE BEDROOM HOME
- SPACIOUS LOUNGE DINER
- WELL PROPORTIONED KITCHEN
- DOWNSTAIRS WC & STORAGE CUPBOARD
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN & OUTDOOR STORE ROOM
- CLOSE TO UHCW & COURTHOUSE GREEN PRIMARY SCHO
- BUS ROUTE TO UHCW DIRECTLY OUTSIDE
- CLOSE TO LOCAL AMENITIES





## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

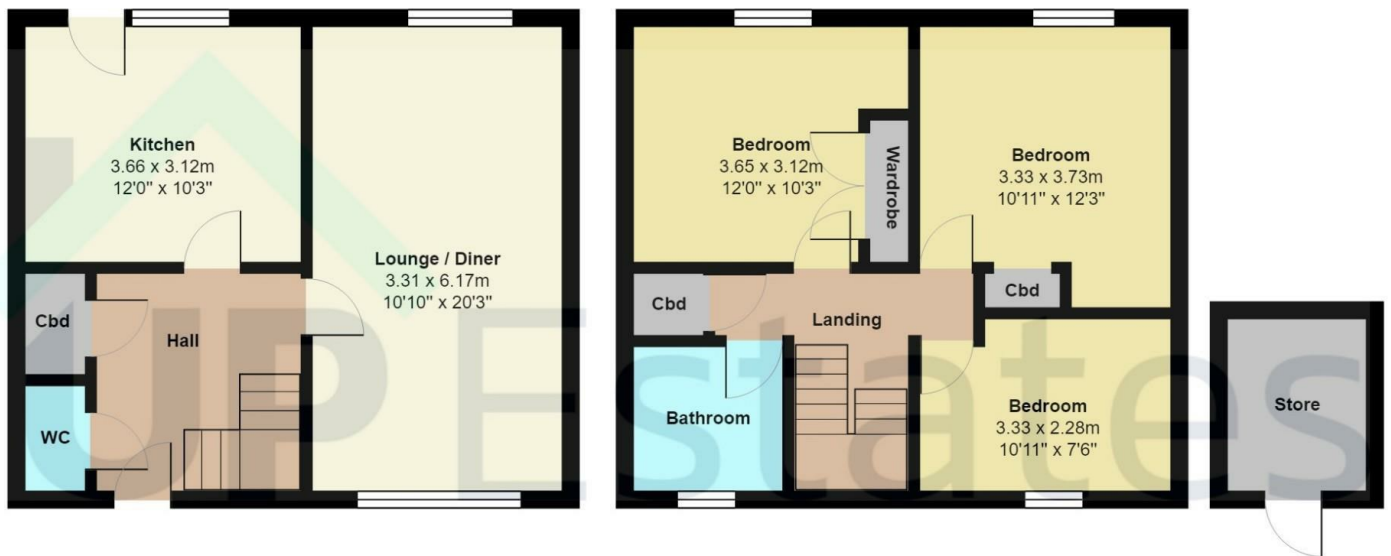
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Henley Road, Coventry





Total Area: 88.1 m<sup>2</sup> ... 948 ft<sup>2</sup> (excluding store)

All measurements are approximate and for display purposes only

## CONTACT

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